

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 18, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 18, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Greg Rabaey was absent.

Planning and Development Services Department staff included Brad Wiseman, Erin Smith, Juan Enriquez, Laton Carr, and Veronica Chandler. Gerald Pohlmeier and Kamie Fitzgerald from the Transportation Department were also present.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the April 4, 2018 Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider approval of the Vizcaya Phase 6D Final Plat, generally located northeast of the intersection of A.W. Grimes Blvd. and University Blvd. Case No. FP1803-003

Mr. Enriquez briefly reviewed the application explaining that Vizcaya Phase 6D contained 51 standard single-family residential lots. He noted that staff recommended approval of the final plat as conditioned.

A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider approval of the Warner Ranch Phase 2 Section 5 Preliminary Plat, generally located to the east side of Glenn Dr. and west of S. A.W. Grimes Blvd. Case No. PP1607-001

Mr. Enriquez gave a brief overview of the application stating that the purpose of the Preliminary Plat was to approve the request for 62 individual lots to be developed with attached single-family homes. He noted that a Preliminary Plat was necessary because the

Warner Ranch PUD (Planned Unit Development) contained land that was annexed and zoned after the other phases in the Warner Ranch subdivision were platted. He explained that a Traffic Impact Analysis (TIA) was approved for the entire development and that a TIA revision would not be required. Staff recommended approval of the Preliminary Plat as conditioned.

The owner's representative, Ms. Lauren Anderson, with DR Horton, was available to answer questions.

Following a brief discussion regarding the proposed development, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider approval of the Warner Ranch Phase 2 Section 5 Final Plat, generally located to the east side of Glenn Dr. and west of S. A.W. Grimes Blvd. Case No. FP1611-002

Mr. Enriquez continued to review the Warner Ranch Phase 2 Section 5 Final Plat and explained that the final plat was in compliance with the preliminary plat presented in Agenda Item E2. Staff recommended approval of the final plat as conditioned.

The owner's representative, Ms. Lauren Anderson, with DR Horton, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that the Kalahari PUDs and rezoning were approved by City Council during the last Council meeting and the groundbreaking is expected to be scheduled some time in May. He stated that the PUD 61 Amendment No. 4 was also approved.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:19 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech